

FLATHEAD COUNTY PLANNING BOARD
COMMITTEE B
MEETING MINUTES
February 26, 2009

The meeting was called to order at 8:55 AM by Chairman Cross. Members in attendance were Gordon Cross, Marc Pittman and Mike Mower. Jeff Harris and BJ Grieve of FCPZ were also present.

No members of the public were present so the Public Comment Period was dispensed with.

Mr. Cross reviewed the agenda asked Mr. Grieve to bring the committee up to date on the ODP. BJ reviewed his ODP Action Plan and Approximate Timetable. It was decided that Mr. Grieve should proceed to begin the process of developing standards for ODP. A discussion on minimum acreages required for ODPs (at least 320 and possibly higher) indicated that the number of landowners it might apply to was fairly small. Mr. Grieve was asked to initiate discussions with some of the largest landowners in the county to solicit their opinions on ODP standards so that they might be included in initial drafts.

Marye Flowers of Citizens for A Better Flathead joined the meeting as the discussion moved to possible revision of the zoning regs. The basic parameters of a new commercial zoning designation for rural areas were discussed. Jeff Harris had developed some suggestions for design criteria along highways for the Long Range Task Force. A copy was distributed and committee members will review it to see if any of it might be applicable to the zoning regs. Ms. Flowers suggested checking with DOT to get their guidelines on distances between access points on state highways. Mr. Mower discussed the economic implications of unguided growth on the county. There is a possibility that the appeal of the county might be lessened and tourism hurt if the county loses its distinctive nature. Tourism is becoming ever more important as the county's economic foundation.

Mr. Harris said the Flood Plain Regulations had been largely rewritten by Bailey Iott and were now in a format similar to the rest of the Development Code. The draft is being reviewed by the county attorneys.

The Lakeshore Regulation revisions are waiting until the Whitefish Lakeshore Regs are rewritten and a final version is adopted. The approval process might involve County Planning Board review. It is still unclear just how it will unfold.

The next meeting was scheduled for Friday, March 13 at 8:30AM.

The meeting was adjourned at 10:30AM.